



STATEMENT OF INFORMATION

10 LARTER COURT, RIDDELLS CREEK, VIC 3431

PREPARED BY WENDI TURNER , RED CREEK REAL ESTATE, PHONE: 0435770030

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 LARTER COURT, RIDDELLS CREEK,

 4  2  2

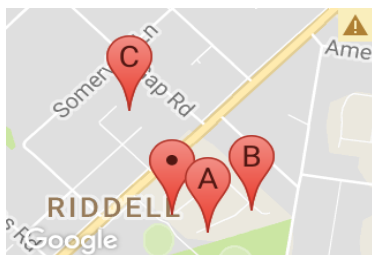
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$580,000 to \$620,000

Provided by: Wendi Turner , Red Creek Real Estate

MEDIAN SALE PRICE



RIDDELLS CREEK, VIC, 3431

Suburb Median Sale Price (House)

\$620,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 EGAN CRT, RIDDELLS CREEK, VIC 3431

 4  2  2

Sale Price

***\$625,000**

Sale Date: 20/11/2017

Distance from Property: 134m



24 FILMER PL, RIDDELLS CREEK, VIC 3431

 3  2  2

Sale Price

\$614,000

Sale Date: 21/08/2017

Distance from Property: 261m



9 EUCALYPT CRT, RIDDELLS CREEK, VIC 3431

 4  2  2

Sale Price

\$620,000

Sale Date: 16/12/2017

Distance from Property: 402m



This report has been compiled on 01/03/2018 by Red Creek Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 LARTER COURT, RIDDELLS CREEK, VIC 3431

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

RIDDELLS CREEK

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 EGAN CRT, RIDDELLS CREEK, VIC 3431	*\$625,000	20/11/2017
24 FILMER PL, RIDDELLS CREEK, VIC 3431	\$614,000	21/08/2017
9 EUCALYPT CRT, RIDDELLS CREEK, VIC 3431	\$620,000	16/12/2017